

**Approved Minutes
Noise Control Board Meeting
Thursday, September 24, 2015
Council Chambers
4500 Knox Road
College Park, MD**

6:30 p.m.

<u>Members</u>	<u>Present</u>	<u>Absent</u>
Irene Bellamy	_____	<u> X </u>
Adele Ellis	<u> X </u>	_____
Bobbie Pinkett-Solomon	<u> X </u>	_____
Harry Pitt	<u> X </u>	_____
Mark Shroder	<u> X </u>	_____ (arrived at 7:04 p.m.)
Alan Stillwell	_____	<u> X </u>
Larry Wenzel	<u> X </u>	_____ *

Also Present:

Staff: Bob Ryan, *Public Services Director*; Mark Russo, *Code Enforcement Officer*

****Mr. Wenzel left the table to appear as a witness for the complaint being heard by the Board***

Julie Beavers, *Recording Secretary*

I. Call to Order

The meeting was called to order at 7:00 p.m.

II. Agenda Approval

Ms. Ellis motioned to approve the agenda. Ms. Pinkett-Solomon seconded the motion.
All were in favor. **The motion passed 3-0-0**

III. Approval of Minutes – 08/12/2015 Hearing

Ms. Pinkett- Solomon motioned to approve the minutes as submitted.
Ms. Ellis seconded the motion.

All were in favor. **The motion passed 3-0-0**

Update on the hearing from 08/12/2015 regarding a temporary chiller on a flat bed behind the University Club Apartments. The Board found a noise violation had occurred but suspended the fine if management could find a way to mitigate the problem and to contact Mr. Ryan with the solution. He was never contacted and management never did

anything to mitigate the noise. The second week in September, the new chiller was brought in and the situation was rectified.
The Board will discuss after the hearing.

IV. Hearing - 4713 Berwyn Road - Lodovico G. DiBernardo, Owner
a. – 08/15/2015 event
b. Complainants: Beth, Kaitlin and Brian McAllister

Mr. Pitt read § 138-5: Prohibited acts of the Noise Ordinance and § 138-6: Violations and Penalties of the Noise Ordinance

The Board introduced themselves to the complainants and respondents

Mr. Pitt described the hearing process.

Mr. Pitt read the letter of complaint dated August 18, 2015. The correspondence described the loud and heavily attended party at 4713 Berwyn Road on Saturday, August 15, 2015 and the actions of the complainants.

Mr. Ryan provided a brief history on violations at the property.
August 15, 2015: Noise complaint was received and a Municipal Infraction Citation was issued by CEO Russo to tenant Aaron. Perez. Mr. Perez paid the \$500.00 fine prior to the request for hearing was received.
February, 2015 and March, 2015: two (2) Code Enforcement violations were issued for not shoveling the sidewalk.
February 17, 2013, January 26, 2013 and January 14, 2013: warnings issued but no Municipal Infraction Citations were issued for violations of the Noise Ordinance.

Code Officer Mark Russo's Testimony:

I was working the night shift which was from 5:00 p.m. until approximately 3:00 a.m. I received a call at approximately 11:56 p.m. from an anonymous caller complaining about a loud party in the vicinity of 8600 48th Avenue. The caller advised that there might actually be more than one party going on in the area. I contacted our, which is our standard procedure, I contacted our Contract Police Officers that were on duty that night and I was advised they were on a disorderly persons call in Hollywood. I contacted the Sergeant who was working that evening and he advised he had gone of duty for the night. At that point I contacted the University of Maryland police who have current jurisdiction there. At 12:10 a.m. to request an assist. At 12:14 [a.m.] while I was on my way there the original caller called back to say the party was very large. And that she called the non emergency for the University of Maryland and was told that the County had primary responsibility for the area. I advised her at that time that I had spoke with the University of Maryland and they were responding. I arrived a minute later at 12:15 [a.m.]. At that time there were already three (3) UMPD officers on the scene. There was a very large number of people in cars, not all in the street but people throughout the yards of 48th Avenue and Berwyn Road and also Ruatan Street. The source of noise was determined to be the party inside and outside of 4713 Berwyn Road which sits on the southwest corner

of 48th Avenue. At that time I obtained a sound meter reading of 65 decibels at the east property line which is the curb on 48th Avenue. Which is our standard procedure to take all readings from the property line. At that time there was no music. I think it had been turned down when police arrived but that consisted entirely of people yelling and talking. As it was mentioned in the complaint there were a large number of people in the streets, two (2) additional UMPD Officers and the officers I called from the county ultimately used to empty the house and clear the streets. In talking to the police they estimated there were more than two hundred (200) people leaving the area. As a standard practice I identified a tenant; actually I spoke with five (5) tenants. The tenant of record identified himself as Aaron Lewis Perez. The tenants were very cooperative, the party guests less so. I informed him of the key provisions of the Noise Ordinance and the night time limits. The fact that a sound meter reading had been taken reading 65 decibels and according to the section 138 of the city code municipal infraction would be issued. The University of Maryland Police indicated they would handle Student Conduct referrals for the incident since there was alcohol present and odor of Marijuana in the house. I did not see any follow ups on that. We cleared the scene as was indicated in the complaint it took quite a bit of time. We cleared the scene at 12:48 a.m. About 45 minutes after I arrived.

Mr. Ryan stated that he confirmed with University of Maryland Police that referrals made to the office of Student Conduct are not criminal and therefore go on the student's records and are not public.

Mr. Shroder asked if there is any more history to the house then what was reported by Mr. Ryan. Code Officer Russo stated that he had a list of infractions but did not have the outcomes.

Mr. Pitt asked how long has the house been owned by Mr. DiBernardo. Mr. Ryan stated he bought it in 2002.

Mr. Shroder asked if there were any infractions from 2002. Mr. Russo read the list of noise complaints:

February and January, 2013
September, 2012
October, 2010
September, 2009
September, 2008
April, 2008
December, 2007
August, 2007
October, 2002
October, 2009

There was a ticket issued September 8, 2002 for a noise violation
There was another noise violation on October 23, 2002 with a Municipal Infraction, Noise Control Board Hearing which resulted in the tickets.

The two dates in 2013 were violations. Aside from that everything else looks like notices but the list isn't clear.

Mr. Pitt read an email from Nick Brennan which stated that a tenant of 4713 Berwyn Road, Carter Stinson spoke to the Berwyn District Civic Association. The email is attached to the minutes.

The complainants approached the table.

Beth McAllistar's Testimony:

I'm the person they referred to that called Mr. Russo. I called because around 11:30 or so my daughter came in and said there was a boat load of people on the street. We started hearing the noise of the party we started seeing a huge number of people showing up. I originally stated I wasn't sure if it was at 8600 [48th] because earlier in the evening they were having a party and I had seen as I was driving up the street so I wasn't sure where the noise was coming from. We live in the middle of the block getting up to the crevice of the hill. We could see from the vantage point of the upper bedroom. I will say since we have such a short time that I did speak with Carter at the Civic Association meeting. I explained to him why he said it's a unique situation to him it is not a unique situation to our neighborhood and that house had another party, it was probably in 2013, that went to social media and became a crazy situation in which my daughters car was unoccupied as they went through trying to steal stuff. This is a history of problems with that house. I know the tenants are going to say that's not our problem that's why I want to focus this meeting on the owner that he continues to have people who have party after party after party. I do believe it was Mr. Stinson yelling asking everybody to leave. He apologized for the profanity and I told him I called the police for his safety because once you start trying to break up a party that size that's when fights and everything else goes wrong. Our neighbors did tell us that they caught people urinating in their yard. Red Solo Cups and other paraphernalia left behind.

Katie McAllistar's Testimony:

Everything that she had said and when I came home there were cars parked on Ruatan. And when I came around I knew there was a party going on. They were coming from all different angles towards that house. That's when I came home and told them because of the party a couple of years ago when my car was broken into. I just didn't want anything like that to happen again.

Mr. Pitt asked if Mr. and Mrs. McAllistar were still awake when Katie entered the house. Katie stated they were watching it from the window for a little bit and Mrs. McAllistar contacted the Code Enforcement Hotline when Mr. Stinson started to clear the yard.

Larry Wenzel's Testimony:

I was awoken around midnight. I have a white noise maker next to my bed and it still woke me up. The thing that surprised me the most it wasn't like sometimes there are parties where there are people screaming or someone yelling or doors slamming it was

the volume of the noise. It was almost like being at a ball game there were so many people. Finally when the police came and I heard the police with his bullhorn saying 'if you don't live here you've got to go home.' The kids never stopped going up the street there were just waves and waves. Not just up that street. The house is at an intersection and I can only imagine they were going in the other three directions to. There were just so many people there. I heard or someone said in the letter it was an isolated incident. My question for Mr. Ryan how long have these been at that property.

The respondents approached the table:

Carter Stinson's Testimony:

I was at dinner with my parents at home. I got back to the house around midnight surprisingly saw about 100 people on my yard. I immediately started yelling and trying to kick people off my yard. That was around midnight and 15 minutes later Code Enforcement showed up with several other police officers. I immediately walked over to anybody who showed up and said 'hey, I just got here and I don't know who these people are they are essentially trespassing. Can you help us get them off our property?' We cooperated. Like he said it took thirty (30) to thirty five (35) minutes for people to leave. At that time we were presented with the citation. In regards to what happened that night. Here's what happened. Sylvanus was having some friends over. It was a small gathering and not really a party. I'd like to say a party never really happened that night. We just had a small gathering at the house. One of the people that was over there, without our knowledge, had already invited hundreds of people over Facebook, Snapchat, Instagram. Without our knowledge and related it to Sylvanus because he was the person dealing with it because he the person at the house. There were waves of people showing up unannounced. We did not plan on this to happen. Everybody that got there was essentially trespassing on our property. They were not welcome. We did not provide any illegal substance or provide alcohol. This was not planned in any way. It's just someone, Sylvanus' friends, who we no longer associate with because of what he did. He invited hundreds of people over without our knowledge and essentially used us. Giving that it doesn't excuse what happened. We've talked about it as a house and try to prevent ways for something like this to happen again. There was no intention for this to happen. We do apologize on behalf of our landlord, people who live in the house. We apologize to our neighbors, the BDCA, you guys here, the Noise Control Board, the City of College Park. It was an isolated incident for us. We're not a frat, we don't do anything like that. This is very much an isolated incident. Again, I would like to apologize on behalf of everybody. It really was an accident, a mistake. We've talked about it and tried to figure out ways to not put the blame on any one person but try to figure out what happened that night and see where things went wrong.

Mrs. Pinkett-Solomon asked Mr. Stinson how long he has lived at the residence. Mr. Stinson responded their lease began August 1, 2015. At the time of the incident they lived in the house for two (2) weeks.

Sylvanus Newstead's Testimony:

So, I guess from the beginning. Me and one of my friends from back home who doesn't live around here was a rocky relationship. So the whole point of the night was to bring him over and let him see the new house and basically to rekindle our friendship. I agreed he could come over and we could bring our closest friends. I didn't expect even twenty (20) people to be there. As the night went on there were groups of people coming in. Not like a single person or something like that, waves of people coming in. Too much for me to handle by myself so I immediately started getting people out. Obviously these people didn't go anywhere and that's why they just gathered. So 90 to 95% of the people were trespassing. I did not know them. I did not want them there. We just moved into house. The last thing we wanted was for our neighbors to be upset at us because we aren't that type of people at all. We are pretty friendly we like to get to know people and stuff. I even, before our group of twenty (20) people came, even went to the surrounding neighbors to talk to them. Most people didn't really answer their doors. I did talk to one lady across the street. She's like it's new for college people to come talk to her so that's something I noticed. So back to the night; we immediately started kicking people out. That's when I saw Carter as well- just red faced and yelling at people as well. We cooperated with the police.

Mr. Pitt asked if Mr. Newstead started removing people from the house around midnight. Mr. Newstead stated it was before then- approximately 11:30 p.m. There were people who entered the house because the door was unlocked. As Mr. Newstead was removing people from the house others were walking in.

Mr. Pitt asked the landlord, Mr. DiBernardo, if he reviews the City Code with the tenants before they move in. Mr. DiBernardo stated he does, it's in the lease as well as decibel levels.

Mr. DiBernardo's Testimony:

I want to apologize to our neighbors. They shouldn't have to go through stuff like this. These are a good bunch of kids. That's what I try to rent to. We've met the neighbors through the years and I think we have a pretty good relationship with them. I haven't met the McAllistars, but I will this evening. It's in our lease. Decibel levels and everything. Section 8 in our lease and we go over it with them. I think a big problem and I understand the City is having a big issue social media. The real problems we've had at this house is when things get out of control and it becomes because of Social Media. I have heard from other landlords it's becoming a problem. In the whole City these parties get large and out of control. I don't like it and I don't know what I can do about it though. We sit and the big issue is you can't have noise. People have a right to their privacy. Especially after 8:00 p.m. As the evening gets later the decibel level gets lower I believe. We do everything we can. As you can see from this case that when the social media gets going what are you going to do?

Mr. Pitt stated there must be something that can be done and explained an instance of when mobs of people walked up his street and it was all due to Social Media. It's dangerous for the tenants since they do not know the people. Mr. DiBernardo agreed and stated since the tenants do not know these individuals they could have their belongings

stolen or destroyed. Mr. Pitt added that sometimes a person will case the property and come back at a different time to break in.

Mr. DiBernardo continued his testimony:

These kids knew don't have parties first of all. If you have a little get together keep it small. We emphasize keep the noise down. So how does it go from that to what happened? It's the social media I think. They wouldn't do stuff like this.

Mr. Pitt agreed but reminded Mr. DiBernardo that the neighbors are long term residents and these students are new to the neighborhood and they can't have gatherings like what happened especially for their own personal safety. Landlords can't make money at the expense of the adjoining property owners. It's a quality of life issue.

Ms. Pinkett-Solomon asked Mr. DiBernardo how long he has owned the property. Mr. DiBernardo responded he has owned the property for fourteen (14) years.

Mr. Shroder asked Mr. DiBernardo to address the history that Mr. Ryan and Mr. Russo listed. Mr. DiBernardo stated the ones that were large were due to Social Media. *Many of the things that were listed I didn't know anything about. We came before the Board one other time. It was in 2002 and that is the only other time I have been here. We knew about the problem in 2013. That was a Social Media problem also. We didn't come before the Board. Again, we go over and over with these people. I wouldn't want to be bothered by noise. It's happened to me in my neighborhood. I do know some police officers and I can ask to patrol the area on weekends and make sure nothing gets started. I have two (2) customers of mine that are PG County police officers. We are going to look into that.*

Mr. Pitt asked what Mr. DiBernardo's lease state if there is an infraction. Mr. Stinson stated there are fines in place. All tenants have to pay a fine to the landlord and any fines from the City. Mr. Stinson added that the incident was not the landlords fault.

Mr. Pitt asked if any of the tenants called Mr. DiBernardo or the police when things got out of hand. Mr. Stinson stated they did not call the police because they did not want to get the police involved and because the number of people on the property it was only a matter of time before the police arrived.

Complainants returned to the table.

Mr. Wenzel's testimony:

I just have one comment. I heard the landlord say that Social Media was the problem but I don't know if there is another rental property with a track record like this one in the entire city. I don't know if the issue is Social Media or the Landlord. I would tend for the latter. I hope the Board would take that into consideration.

Mrs. McAllistar's Testimony:

I would also like to add that he [Mr. DiBernardo] says that the kids get fined and he gets the money for that fine. So he can pay whatever you [the Board] divvy out as a fine but it's the kids who are paying it. It's not hurting him. It doesn't cause any problem for him that we have to suffer from the party. I've been here and seen you here before trying to say you're sorry and it doesn't matter. Come here on a Friday or Saturday night and sit in that house and make sure they don't have a party. I don't see you around. Come talk to the neighbors. You need to take responsibility. Give us your phone number so we can call you at two (2) in the morning and you can come over here and you deal with your students. Have you tried doing Graduate students? We need Graduate Students. We need girls.

The Board all stated at once that girls would not be any easier to have in a house.

Mrs. McAllistar continued her Testimony:

Try Graduate Students. They seem to be done with partying and they're out to get done with their school and move on. I want, in some way, that you all can make him either pay up out of his own money or take away his permit make money on our backs. Because we are the ones who are inconvenienced. We are the ones who deal with the noise. We're the ones who have problems with our cars being broken into. Peeing in our yards, throwing up in our yards. Picking up Red Solo Cups because these students are just the students of today. In six (6) months or a year there will be another crop of kids who are going to try to see if they can have a party. But the landlord is consistent. I want the landlord to be fined or punished where it actually hurts him.

Katie McAllistar's Testimony:

I know this has nothing to do with this but two (2) weeks ago I came up to my car and someone had punched my mirror out from one of the parties that was going on up the street. We have a bunch of college students walking around the neighborhood punching things. Just destroying the neighborhood.

Respondents returned to the table.

Mr. Stinson's Testimony:

I'd like to begin again by saying this was not the Landlord's fault. This happened while we were at the property. So there are previous infractions. Maybe there are steps that could be put into place so this doesn't happen again. Have the neighbors ever come over to us and introduced themselves to us? No they haven't. Have they tried to create a positive relationship with us? No, they haven't. It's just there is a disconnect between both parties. The way to fix that is to make that connection. I really didn't want to address the obvious. There were some statements that were just said "you need to get some girls? Graduate students?" Not only is that discriminate of our age, our academic standing but our gender. That should just reflect on what is going on here.

Mr. Pitt stated that he has been on the Noise Control Board for twenty (20) years and a person's gender does not make a difference. He told the tenants they need to be

respectful of their neighbors and consider never having another party. Mr. Stinson reiterated that this was an isolated incident and it will not happen again.

Mr. Pitt said it was out of control and over the top. Mr. Stinson agreed and out of their control. Mr. Pitt said someone needs to be accountable. Mr. Stinson again repeated that Social Media was the culprit. Mr. Pitt said it was Mr. Newstead guest who posted the information to Social Media.

Aaron Perez's Testimony:

I was the one who was issued the citation. At the time I was subletting from one of the renters. I moved in August 1, 2015. I stayed that month for Hunter, who is not present here. I started working at the Village Pump which is right around the corner from Berwyn. I got there around 12 [a.m.]. Fridays and Saturdays I get off around 12 [a.m.] from Village Pump. By the time I got there there was a sea of people in the front yard. I got there probably five (5) minutes before I saw Carter and immediately I stood in front of the back porch and held my arms to block so no one else could get in. At that point we started kicking people getting out. People were all over the yard. People drinking and throwing trash. At that point we did our best but people were coming in and out of our house. At that point we tried to take control of the situation and it wasn't much I could do except keep the people on the porch and keep them away from the property. At that point UMD police came and took control of the situation and we tried to be as cooperative as we could. After that we talked it over, took the citation. I apologize on behalf of everyone in the house as well. It wasn't cool at all. We should respect our neighbors. The last thing we wanted was to make anyone mad. It was just Social Media was a little too powerful at the time. It got out of hand and now we feel like we learned something from it.

Mr. Shroder asked what the date of the incident occurred. Mr. Perez stated it was August 15, 2015. Mr. Shroder asked if the students were just back on campus. Mr. Perez stated that yes, but they were not in class yet.

Mr. Pitt asked if the other two (2) tenants who were not present for the hearing at the party. Mr. Perez said they were not at the incident.

Mr. Newstead's Testimony:

That whole thing affected us too; very badly. We will be living here for at least another year. We are trying to be the best neighbors possible but it already affected badly like you said. Like you said, UMD already heard about it and we have steps to deal with them. Our house was a mess we had to pay a certain amount of money to clean all the stuff out.

Mr. Stinson interjected that it was "mentally, physically and financially disruptive to" their lives.

Mr. Newstead continued:

It broke bonds, friendships. This was never supposed to happen. This will never happen. It wasn't supposed to be a thing. You want a person to blame? The thing is Social Media is it only takes someone even accidentally saying something and it just multiplies and multiplies. I can't stop that.

Mr. Shroder stated this party didn't sound like it was an accident but more like someone planned to invite more guests.

Mr. Newstead continued:

Yeah, that's how it got up there. It's like he said; we're not a frat, we're not someone who wants to throw random parties, we want to be helpful and stuff like that. I guess what I'm really trying to say is that we are sorry. It's not something that was supposed to happen or should have happened. I lost a friend because of that. It hurts me too.

Mr. Stinson finished that they are all truly sorry for the incident.

Mr. Pitt noticed that they all understand what happened but can't blame Social Media because someone else was present who sent the invitation out. Mr. Stinson stated that it was supposed to be a small gathering. Mr. Newstead said the word party was never supposed to be used. He stated he would wave to neighbors and say hello but be ignored.

Mr. Pitt stated he lives in the Berwyn neighborhood and it's difficult when he is going to bed on a Wednesday at 10:00 p.m. and people are starting to arrive and the car doors are slamming.

Mr. Ryan stated that Social Media is a growing problem. Students need to be educated so that they can take control of the situation sooner and call the police. The Combined Multi-Agency Service Team which consists of police, code enforcement, the State's attorney and the county attorney and the Office of Student Conduct meets once a month to review complaints/calls of service about rental properties. The State's Attorney held hearings with the ten (10) properties that had the highest complaints in the past year. The Attorney tried to get the message across that if the property owner or the tenants were having a problem and they called the police it would be held in their favor. There is a new Prince George's County Nuisance Abatement Board which will hear cases this fall. The City of College Park will be the first to refer cases to this new Board. They will have the ability to issue orders to property owners to cease and desist renting for a period of a year. In the last twelve (12) years there have been two homicides with there are large parties.

Mr. Shroder suggested that the Board recess and discuss this policy in new or other business.

Mr. Pitt asked if the tenants collectively paid the fine. The tenants said they did. Mr. Stinson stated they didn't think they could call the police because they could get into even more trouble. They need to get the information out. Mr. Pitt said if they had called

the police they may not have to go in front of the University of Maryland's Student Code of Conduct.

Ms. Ellis stated she noticed Mr. Stinson to be defensive about a comment earlier stating their age but if they had been slightly older and more mature they would have known what to do.

Mr. Russo made an observation that Social Media is an excuse but the tenants could post that the party has concluded or that there isn't a party. Mr. Perez stated that they didn't find out about the Social Media until after many of the people were there. Mr. Stinson added that their friends on the Social Media are not the same as the people who saw the messages so it would be difficult to get the message out.

The Board recessed at 8:08 p.m.

The Board returned at 8:22 p.m.

Mr. Pitt reconvened the hearing.

Mr. Pitt stated that there is limited to what the Noise Control Board can do based on the Ordinance considering the tenants already paid the municipal infraction fine. Mr. Pitt suggested the landlord needs to do more like giving his cell phone number to the residents surrounding the house. He then noted that there are items to be considered prior to reducing any fines issued by the Board. The landlord will need work harder to ensure that this does not happen again.

Mr. Pitt stated the Board will vote to give the landlord a fine of \$125.00. If there is another violation within six (6) months there will be a \$1000.00 fine and he could conceivably lose his license to rent.

Mr. Shroder stated they found there had been a violation of the Noise Ordinance.

Ms. Ellis seconded the motion.

All were in favor. **The motion passed 4-0-0**

Concerning the landlord:

(1) Whether person subject to a fine has a past record which is free of any violation of this chapter;

The fine is NOT reduced \$125.00

(2) Whether the person subject to a fine has taken action reasonably calculated under the circumstances to prevent or mitigate future violations of this chapter;

Mr. Shroder motioned that the landlord has ~~not~~ taken reasonable action. Mr. Pitt seconded the motion.

All were in favor. **The motion passed 4-0-0**

The fine is reduced \$125.00

(3) Whether the present demeanor of the person subject to a fine indicates that such person is remorseful with respect to the violation and demonstrates a sincere desire to

prevent future violations of this chapter, including whether such person has apologized, prior to the hearing, to the persons who were disturbed by the violation; Mr. Pitt motioned stated the landlord apologized at the hearing. Mr. Shroder seconded the motion.

All were in favor. **The motion passed 4-0-0**

The fine was reduced \$125.00

(4) Whether the violation was not so egregious or lengthy in duration that a reasonable person would view the violation as reprehensible.

Mr. Pitt motioned that the event was egregious but the landlord did not have any control of that situation. Mr. Shroder seconded the motion.

All were in favor. **The motion passed 4-0-0**

The fine was reduced \$125.00

The Board found there was a violation and the fine is set as \$125.00 for the landlord.

Mr. Wenzel, who was a witness at the previous hearing, joined the board for the following discussions:

V. Schedule Next Hearings for Thursday, October 15, 2015

a. 6908 Wake Forest Drive

b. 7304 Princeton Avenue

All the Board members present can attend the Hearing on October 15, 2015 except for Mr. Pitt. Ms. Fletcher will send an email polling the Board to see if the 15th can have a quorum.

VI. New Business

a. When should a tenant contact the police?

The Board requests the Mayor and Council strongly consider a campaign to tell tenants to call the police immediately if a party is getting out of control at the property they are leasing. Do not wait for the neighbors to call.

Mr. Ryan will have the message relayed to the tenants through the “knock and talk” program. The first week of school Code Enforcement, Police, Office of Student Conduct representatives and landlord representatives went to the top fifty (50) problem houses. They advised the tenants but this message needs to spread out wider. Mr. Ryan stated they could work with Prince Georges County Property Owners Association to relay the message. The message can also be included in the packet given to new renters. Another suggestion would be to add the message to the Diamondback.

While the Board was in deliberation Mr. Ryan spoke with Mr. Stinson about ways to reach out to the Office of Student conduct and possibly running an article in the Diamondback about the damage done to the property, the fines and the loss of a good friend.

Ms. Ellis questioned whether a student who is underage and drinking or smoking marijuana be arrested. Mr. Ryan stated they are not taken into custody, but they will

be issued a Civil Citation. A Civil Citation means they will have to go to trial and go before a judge who will usually order the student to pay a fine or to do community service.

Mr. Wenzel returned the conversation to the Diamondback. Could the City, on a regular basis, put an article in the Diamondback regarding the information regarding the tenants? Mr. Ryan said it could be but the City would have to pay for it.

Ms. Pinkett-Solomon stated the landlord could play a better role in helping the tenants keep these parties at bay. Mr. DiBernardo said he said gave the same speech to his tenants as the Board did. If a party gets out of control then they need to call the police. He is a member of the PGPOA and will bring this situation up at the next meeting.

b. Action on University Club Apartments

The management did not follow through as directed by the Board, to contact Mr. Ryan with a plan to mitigate the chiller's noise nor did they do anything to rectify the problem before the project was completed.

Mr. Pitt motioned to fine the University Club Apartments the fine of \$500.00.

Ms. Ellis seconded the motion.

The motion passed 3-0-2 (Wenzel and Shroder abstained since not at the meeting)

VII. Other Business

Better functioning of the Boards-

Mr. Stillwell met with the Mayor and Council. The Council has decided to continue the Noise Control Board as it stands.

VIII. Adjournment

Mr. Shroder motioned to adjourn. Ms. Ellis seconded the motion.

All were in favor. **The motion passed 5-0-0**

The meeting adjourned at 8:43 p.m.

Meeting minutes prepared by Julie Beavers, Contract Secretary